



PERFECT FAMILY HOME * OFFERS FURTHER POTENTIAL FOR EXTENSION * UNDERGONE FULL RENOVATION IN 2020 * CLOSE TO OUTSTANDING SCHOOLS * POPULAR LOCATION WITHIN WINTON * This FABULOUS HOME offers an entrance hall, SPACIOUS BAY FRONTED LOUNGE and a MODERN FITTED KITCHEN & DINING ROOM to the ground floor whilst the first floor is made up of THREE GENEROUS BEDROOMS and a MODERN FITTED BATHROOM. Externally there is OFFROAD PARKING TO THE FRONT & a SUN DRENCHED REAR GARDEN with a DETACHED GARAGE and gated side access. Sure to be popular with the EXCELLENT AMENITIES & OUTSTANDING SCHOOLS close by, this property is ideally located on a QUIET CUL DE SAC in a popular part of Winton and don't often come to the market often so CALL THE OFFICE AND SECURE YOUR VIEWING NOW!

Gee Lane
Manchester, M30 8NH

Offers in Excess of £280,000

0161 7074900
sales@hills.agency

Entrance Hallway

Ceiling light point, wall mounted radiator and under stairs storage. Composite front door and stairs leading up to the 1st floor landing

Kitchen/Diner 21' 9" x 12' 10" (6.62m x 3.91m)

Fitted with a range of wall and base units with complementary work surfaces and an integral sink with hot tap and drainer unit. Integrated oven, hob and extractor. With space and plumbing for a washing machine and fridge/freezer. Ceiling light point, wall mounted radiator, a double glazed window to the rear and access to the rear.

Lounge 10' 9" x 10' 6" (3.27m x 3.20m)

Two ceiling light points and two wall mounted light points, power point, wall mounted radiator, double glazed bay window to the front and a double glazed window to the rear.

Landing

Ceiling light point, double glazed window to the side and access to the loft.

Bedroom One 10' 8" x 10' 7" (3.25m x 3.22m)

Ceiling light point, built-in wardrobes, double glazed window to the front and wall mounted radiator.

Bedroom Two 12' 3" x 10' 6" (3.73m x 3.20m)

Ceiling light point, double glazed window to the rear and a wall mounted radiator.

Bedroom Three 9' 5" x 7' 8" (2.87m x 2.34m)

Ceiling light point, double glazed window to the front, wall mounted radiator.

Bathroom 7' 8" x 5' 7" (2.34m x 1.70m)

Fitted with a three piece suite including a hand wash basin, W.C and bath with thermo shower over.

Ceiling spot lights, double glazed window to the side and rear and wall mounted radiator.

Externally

To the front of the property is a low maintenance garden and a concrete printed driveway that leads from the front of the property to the rear. To the rear is a detached garage, patio area and a well-kept garden laid to lawn surrounded by well-kept borders and wood panel fencing.



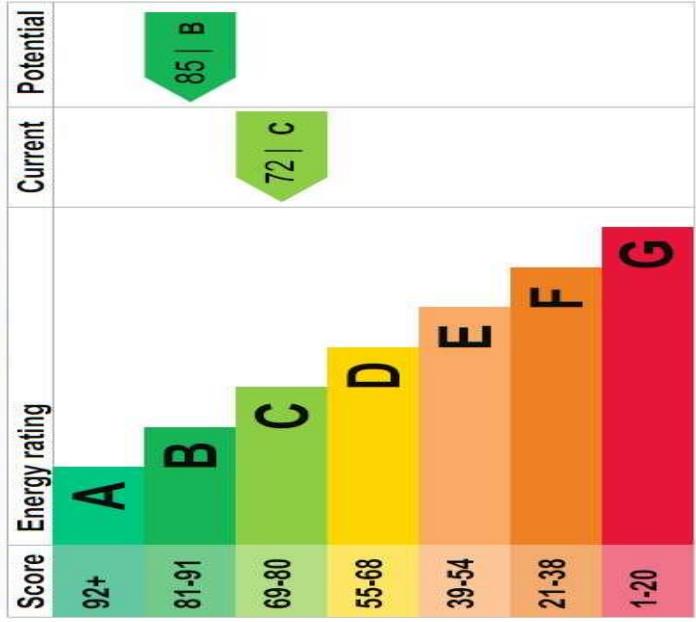
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.





Energy performance certificate (EPC)



67, Gee Lane Eccles MANCHESTER M30 6HH	Energy rating C	Valid until: 13 November 2029	Certificate number: 87617729-6169-5754-4996
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Property type

111

Total floor area

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords](#) in the regulations and exemptions. <https://www.gov.uk/guidance/doms-let-to-let-rented-control-immunite-energy-efficiency-landlord-landlord-guidance>.

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

see how to improve this property's energy performance.

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average